

May 2008

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

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Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 3/31/08
Revised: 5/2/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 1, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-MA-028 (Mason)	Montessori School of Northern Virginia (3433 Rose Lane, Falls Church) (for school of general education, Nursery school and child care center)	T. Strunk	APPROVAL REC (from 4/10/08)
SEA 2006-MA-016 (Mason)	PNC Bank, N.A. (6950 Braddock Road) (drive-in bank to permit waiver of min. Lot width & site modifications)	S. Battista	APPROVAL REC (from 4/17/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-MD08-5 (formerly FS-MD07-68) (Braddock, Mason, Providence)	Fairfax Water I-495/ BRADDOCK/ CHAIN BRIDGE ROAD (water main relocations and water system improvements)	D. Jillson	APPROVED
S07-CW-T1 (HM,DR,PR,SU)	Out of Turn Plan Amendment (Hunter Mill Traffic Calming for safety & historic preservation)	D. Stevens	APPROVAL REC (from 4/10/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2007-MA-017 SE 2007-MA-032 (Mason)	Amerikor Properties, LLC (Mixed Use @ Markham St. & Little River Turnpike)	T. Strunk	P/H to 5/15/08
SEA 91-M-018 (Mason)	Dong S. and Vo L. Nguyen 6800 Little River Turnpike (demolition/construction of new bldg.)	T. Strunk	P/H to 6/12/08 (from 3/27/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 1, 2008

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the County Government Center to continue discussion on “green” building incentives.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 2006-MA-016 – PNC BANK, N.A. – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 2006-MA-016 previously approved for a drive-in bank to permit waiver of minimum lot size, minimum lot width and modifications to site design, and development conditions. Located at 6950 Braddock Rd. on approx. 32,624 sq. ft. of land zoned C-6. Tax Map 71-4 ((1)) 28A. **MASON DISTRICT. APPROVAL RECOMMENDED**

SE 2007-MA-028 – THE MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education, nursery school, and child care center with a maximum enrollment of 90 students and modifications to site design. Located at 3433 Rose Lane on approx. 1.17 ac. of land zoned R-2. Tax Map 60-2 ((32)) 1 and 60-2 ((38)) A1. **MASON DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

S07-CW-T1 – HUNTER MILL TRAFFIC CALMING STUDY – To consider proposed revisions to the Comprehensive Plan to incorporate references to the Hunter Mill Road Traffic Calming Study into the Comprehensive Plan and recommend that the Study be used as a factor in considering development proposals and potential roadway improvements in the Hunter Mill Road Corridor between Baron Cameron Road (Route 606) and Chain Bridge Road (Route 123). The Hunter Mill Road Traffic Calming Study was sponsored by the Northern Virginia Regional Commission (NVRC) on behalf of the Northern Virginia Transportation Authority (NVTA) and was completed in December 2006. The study makes several recommendations regarding traffic calming and traffic operations improvements such as raised medians and roundabouts at several intersections along Hunter Mill Road. The Traffic Calming Study also has recommendations for on-road and off-road trails for pedestrians, cyclists, and equestrians as well as landscaping and signage along Hunter Mill Road. The Hunter Mill Road Traffic Calming Study can be viewed at <http://www.novaregion.org/huntermill.htm>. This proposed amendment will consider changes to the text in the Area II and Area III volumes of the Fairfax County Comprehensive Plan. A copy of the staff report, which includes the proposed Comprehensive Plan Text changes, may be obtained from the Department of Planning and Zoning, Suite 730, Herrity Building, 12055 Government Center Parkway, Fairfax. **DRANESVILLE, HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 1, 2008

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2232-MD08-5 – FAIRFAX COUNTY WATER AUTHORITY – Appl. to install approximately 15,000 ft. of water main and associated appurtenances along Interstate 495 between Braddock Rd. and Chain Bridge Rd. The proposed installation will replace and relocate existing water mains as required due to the widening of I-495 to accommodate new High-Occupancy Toll Lanes and associated improvements. Tax Maps 29-4 ((1)) 35A; 39-2 ((1)) 12, 13A1, 13A2, 13A3, 13A5, 13A6, 13C, 62B; 39-2 ((29)) 1A1; 39-2 ((48)) A; 49-4 ((1)) 71, 72, 73, 73A1, 73A2; 49-4 ((13)) 2; 59-2 ((1)) 59; 59-2 ((6)) 9; 59-2 ((8)) (1) 1, 12, 12A, 13, 14, 15; 59-2 ((17)) A; 59-2 ((21)) 125, 126, 128, 129, 130, 131, 132, 134, 135; 59-2 ((26)) 4; 59-4 ((1)) 9; 59-4 ((18)) P; 70-2 ((1)) 22; 70-4 ((10)) 1A; and Portions of Tax Maps 29-4, 39-2, 39-4, 49-2, 49-4, 59-2, 59-4, 70-2, and 70-4 (VDOT right-of-way and Commonwealth of Virginia). Areas I and II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, Herrity Building, 12055 Government Center Parkway, Fairfax. **BRADDOCK, MASON, AND PROVIDENCE DISTRICTS.**

APPROVED

SEA 91-M-018 – DONG S. AND VO L. NGUYEN – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 91-M-018 previously approved for office use to permit demolition of the existing structures and the construction of a new building and associated modifications to site design. Located at 6800 Little River Tpk. on approx. 41,794 sq. ft. of land zoned R-2 and HC. Tax Map 71-2 ((5)) 9. **MASON DISTRICT. P/H TO 6/12/08**

Posted: 5/1/08
Revised: 5/2/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 1, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

SEA 2006-MA-016 - PNC BANK, N.A. (P/H on 4/17/08) **APPROVAL RECOMMENDED**

SE 2007-MA-028 - THE MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. (P/H on 4/10/08)
APPROVAL RECOMMENDED

DEFERRAL:

SEA 91-M-018 - DONG S. AND VO L. NGUYEN - **P/H to 6/12/08**

S07-CW-T1 - COMPREHENSIVE PLAN AMENDMENT (HUNTER MILL ROAD TRAFFIC CALMING STUDY FOR SAFETY AND HISTORIC PRESERVATION) (Dranesville, Hunter Mill, Providence, & Sully Districts) (Staff: Dan Stevens) (Lawrence) **APPROVAL RECOMMENDED**

1. Bruce Bennett, Chairman
Hunter Mill Road Traffic Calming Committee
1459 Hunter View Farms
Vienna, VA 22182
2. Tim Donohue
2507 Freetown Drive
Reston, VA 20191
3. Linda Byrne
Hunter Mill Road Traffic Calming Committee
2801 Oakton Manor Court
Oakton, VA 22124

2232-MD08-5 - FAIRFAX WATER (Braddock, Mason, & Providence Districts) (Staff: David Jillson) (Lawrence) **APPROVED**

Posted: 3/31/08
Revised: 5/16/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 15, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
SE 2007-SP-022 2232-S07-3 (Springfield)	Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hooes Rd) (for church with nursery school, child care center, telecom fac)	S. McKnight	P/H to 7/16/08 (from 3/13/08)
PRC 74-2-113	Route 606 – Reston, LLC (11800-11804 Baron Cameron Ave.; just w. of Reston Pkwy.) (Construct 2-story office bldg. to replace vacant restaurant w/in Reston Home Depot shopping center site)	S. Williams	INDEF DEF (from 5/28/08)
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	P/H to 7/16/08 (from 3/27/08)
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	P/H to 5/28/08 (from 3/26 /08)
RZ/FDP 2007-MA-017 SE 2007-MA-032 (Mason)	Amerikor Properties, LLC (Mixed Use @ Markham St. & Little River Turnpike)	T. Strunk	P/H to 5/28/08 (from 5/1/08)
SE 2007-DR-018 (Dranesville)	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	P/H to 6/11/08 (from 3/26/08)
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	S. Battista	P/H to 6/12/08 (from 4/10/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 14, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, MAY 14, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 15, 2008**

7:30 p.m. The Environment Committee met in the Board Conference Room of the County Government Center to continue discussion on the protection of riparian buffers.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

SE 2007-DR-018 – WILLIAM P. SLOAN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 1942 Virginia Ave. on approx. 1.0 ac. of land zoned R-2. Tax Map 41-1 ((9)) 1A. **DRANESVILLE DISTRICT. DEFERRED - P/H TO 6/11/08**

RZ 2007-MA-017/FDP 2007-MA-017 – AMERIKOR PROPERTIES, LLC – Appls. to rezone from C-6, CRD, HC, and SC to PDC, CRD, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.04 including bonus density for the provision of workforce dwelling units and approval of the conceptual and final development plans. Located on the E. side of Markham St. and N. of Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Option for mixed use up to 2.0 FAR. Tax Map 71-1 ((20)) 2. (Concurrent with SE 2007-MA-032.) **MASON DISTRICT. P/H TO 5/28/08**

SE 2007-MA-032 – AMERIKOR PROPERTIES, LLC – Appl. under Sects. 6-205 and 7-607 of the Zoning Ordinance to permit fast-food restaurant uses. Located at 4245 Markham St. on approx. 3.44 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 71-1 ((20)) 2. (Concurrent with RZ/FDP 2007-MA-017.) **MASON DISTRICT. P/H TO 5/28/08**

PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION LLC – Appl. to amend RZ 2004-PR-003 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. Located on the S. side of Arlington Blvd. W. of its intersection with Williams Dr. on approx. 1.88 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt. **PROVIDENCE DISTRICT. P/H TO 6/12/08**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 15, 2008

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SEA 94-P-040 – RP MRP TYSONS, LLC – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, and helistop and waiver of certain sign regulations to permit multiple uses, review of site design, and associated modifications to development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT. P/H TO 5/28/08**

Posted: 5/15/08
Revised: 5/16/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 15, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

SEA 94-P-040 - RP MRP TYSONS, LLC – **P/H to 5/28/08**

PCA 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION, LLC – **P/H to 6/12/08**

SE 2007-DR-018 - WILLIAM P. SLOAN – **P/H to 6/11/08**

RZ/FDP 2007-MA-017 - AMERIKOR PROPERTIES, LLC – **P/H to 5/28/08**

SE 2007-MA-032 - AMERIKOR PROPERTIES, LLC – **P/H to 5/28/08**

FEATURE SHOWN: CONCUR

FS-V07-57 - T-Mobile, 8400 Durga Place (Deadline 6/25/08)

NO PUBLIC HEARINGS

Posted: 3/31/08
Revised: 5/22/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 21, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2005-PR-039/ FDPA 2005-PR-039 & PCA 88-P-030-2/ FDPA 88-P-030-2 (Providence)	Dunn Loring Metro, LLC (2407 Gallows Rd) (for Metro Facilities/mixed use development)	B. O'Donnell	APPROVAL REC APPROVED APPROVAL REC APPROVED
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP (Baron Cameron Ave./Reston Pkwy./ New Dominion Pkwy.) (For multi-family residential units, office and retail uses on Sections 91 & 87, Block 2, Reston Town Center)	J. Thompson	APPROVAL REC (from 4/23/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-HM-008 (Hunter Mill)	Phillip & Melinda R. Pon (N. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Court) (From R-1 to R-2)	J. Thompson	P/H to 6/26/08 (from 3/13/08)
DPA B-846-3 (Hunter Mill)	Reston Square Hotel LLC (north side Sunrise Valley Dr. between Reston Parkway & Roland Clarke Place & south of Dulles Toll Road; for change to Hotel approved development plan)	K. Goddard- Sobers	P/H to 6/11/08 (from 5/28/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 21, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

CPA 86-C-121-2-3 – RESTON SPECTRUM LLLP AND HARRIS TEETER PROPERTIES LLC – Appl. to amend the 2nd Conceptual Plan for RZ 86-C-121 to permit non-residential and residential uses and associated modifications to site design and conditions. Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Reston Pkwy. on approx. 24.29 ac. of land zoned PRC. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. **HUNTER MILL DISTRICT.**
APPROVAL RECOMMENDED

PCA 2005-PR-039/FDPA 2005-PR-039 – DUNN LORING METRO, LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-039 previously approved for mixed-use development to permit site modifications and associated modifications to site design with an Floor Area Ratio (FAR) of 1.37, including bonus density for Affordable Dwelling Units (ADUs) and an overall FAR of 2.25 for area south of the proposed Main St. Located in the N.W. quadrant of the intersection of Prosperity Ave. and Gallows Road on approx. 14.06 ac. of land zoned PRM. Comp. Plan Rec: Mixed use up to 2.25 FAR. Tax Map 49-1 ((1)) 27A; 49-2 ((1)) 13A and 15A. (Concurrent with PCA/FDPA 88-P-030-02.) **PROVIDENCE DISTRICT.**
APPROVAL RECOMMENDED/APPROVED

PCA 88-P-030-02/FDPA 88-P-030-02 – DUNN LORING METRO, LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 88-P-030 previously approved for mixed-use development to permit site modifications and associated modifications to site design with an Floor Area Ratio (FAR) of 1.37, including bonus density for Affordable Dwelling Units (ADUs) and an overall FAR of 2.25 for area south of the proposed Main St. Located on the N. side of Prosperity Ave. approx. 1,200 ft. W. of its intersection with Gallows Road on approx. 1.33 ac. of land zoned PDC. Comp. Plan Rec: Mixed use up to 2.25 FAR. Tax Map 49-1 ((13)) 17A and 18A. (Concurrent with PCA/FDPA 2005-PR-039.) **PROVIDENCE DISTRICT.**
APPROVAL RECOMMENDED/APPROVED

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, MAY 22, 2008**

Posted: 5/21/08
Revised: 5/22/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 21, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURES SHOWN: CONCUR

FS-P08-8 – Sprint-Nextel, 7330 Ronald Street (Deadline: 6/3/08)

FS-P08-19 – T-Mobile, 8350 Greensboro Drive (Deadline: 6/23/08)

CPA 86-C-121-2-3 – RESTON SPECTRUM, LLP (Staff: William O'Donnell) – **APPROVAL REC**

1. Michael Scheurer
AHOME
11665 Mediterranean Court
Reston, VA 20190
2. Heidi Keusenkothen
10909 Hunt Club Road
Reston, VA 20190
3. Amy Malloy
11837 Brockman Lane
Great Falls, VA 22066

PCA 2005-PR-039 – DUNN LORING METRO, LLC – **APPROVAL REC**

FDPA 2005-PR-039 – DUNN LORING METRO, LLC – **APPROVED**

PCA 88-P-030-02 – DUNN LORING METRO, LLC – **APPROVAL REC**

FDPA 88-P-030-02 – DUNN LORING METRO, LLC – **APPROVED**

(Staff: William O'Donnell)

NO SPEAKERS

Posted: 3/31/08
Revised: 5/29/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 28, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	D/O to 6/11/08 D/O to 6/11/08 (from 4/30/08)
RZ 2007-MA-017 FDP 2007-MA-017 SE 2007-MA-032 (Mason)	Amerikor Properties, LLC (Mixed Use @ Markham St. & Little River Turnpike)	T. Strunk	APPROVAL REC APPROVED APPROVAL REC (from 5/15/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
DPA B-846-3 (Hunter Mill)	Reston Square Hotel LLC (north side Sunrise Valley Dr. between Reston Parkway & Roland Clarke Place & south of Dulles Toll Road; for change to Hotel approved development plan)	K. Goddard-Sobers	P/H to 5/21/08
PRC 74-2-113 (Hunter Mill)	Route 606 – Reston, LLC (11800-11804 Baron Cameron Ave.; w. of Reston Pkwy.) (Construct 2-story office bldg. to replace vacant restaurant w/in Reston Home Depot shopping center site)	S. Williams	P/H to 5/15/08
SE 2008-SU-001 (Sully)	JAI Hotels, LLC 14530 Lee Road (for a hotel)	S. Battista	P/H to 7/10/08 (from 5/29/08)
SE 2008-DR-003 (Dranesville)	Chevy Chase Bank, F.S. B 1427, 1433, 1441 Dolley Madison Blvd. (for drive-in bank; mods & waivers in commercial Revitalization district)	S. Lin	P/H to 6/12/08
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	P/H to 6/25/08 (from 4/17/08)
PCA C-052-7 FDPA C-052-13 (Mason)	CESC SKYLINE LLC (sw corner intersection of Leesburg Pike & George Mason Dr. for mixed use Development to permit bldg addition & Site modifications)	T. Strunk	P/H to 6/11/08 (from 5/29/08)
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	P/H to 7/24/08 (from 5/15/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 28, 2008

7:30 p.m. The Environment Committee met in the Board Conference Room of the County Government Center to continue discussion on “green” building incentives.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA C-052-07/FDPA C-052-13 – CESC SKYLINE LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ C-052 previously approved for mixed-use development to permit building addition, site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.66 (1.85 FAR on original application area.) Located in the S.W. corner of the intersection of Leesburg Pike and George Mason Drive on approx. 12.16 ac. of land zoned PDC, CRD, HC and SC. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 62-3 ((1)) 37, 39, 40 and 41C. **MASON DISTRICT. P/H to 6/11/08.**

PCA C-597-04 – JBG/TYCON 3, L.L.C & JBG/TYCON 2, L.L.C. – Appl. to amend the proffers for RZ C-597 previously approved for three office buildings to permit a hotel in lieu of the third un-built office building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located in the S.E. quadrant of the intersection of Howard Ave. and Boone Blvd. on approx. 8.8 ac. of land zoned C-3, HC, and SC. Comp. Plan Rec: Office. Tax Map 39-1 ((6)) B1 and 69A. (Concurrent with SE 2007-PR-014.) **PROVIDENCE DISTRICT. D/O to 6/11/08**

SE 2007-PR-014 – JBG/TYCON 3, L.L.C. C/O KENNETH F. FINKLESTEIN – Appl. under Sects. 4-304 and 9-501 of the Zoning Ordinance to permit a hotel and an increase in building height from 90 ft. up to a maximum of 91 ft. for an existing building. Located at 8229 Boone Blvd. on approx 4.9 ac. of land zoned C-3, HC, and SC. Tax Map 39-1 ((6)) 69A. (Concurrent with PCA C-597-04.) **PROVIDENCE DISTRICT. D/O to 6/11/08**

SEA 94-P-040 – RP MRP TYSONS, LLC – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, and helistop and waiver of certain sign regulations to permit multiple uses, review of site design, and associated modifications to development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT. P/H to 7/24/08**

RZ 2007-MA-017/FDP 2007-MA-017 – AMERIKOR PROPERTIES, LLC – Appls. to rezone from C-6, CRD, HC, and SC to PDC, CRD, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.04 including bonus density for the provision of workforce dwelling units and approval of the conceptual and final development plans. Located on the E. side

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, May 28, 2008

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of Markham St. and N. of Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Option for mixed use up to 2.0 FAR. Tax Map 71-1 ((20)) 2. (Concurrent with SE 2007-MA-032.)

MASON DISTRICT. APPROVAL RECOMMENDED/APPROVED

SE 2007-MA-032 – AMERIKOR PROPERTIES, LLC – Appl. under Sects. 6-205 and 7-607 of the Zoning Ordinance to permit fast-food restaurant uses. Located at 4245 Markham St. on approx. 3.44 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 71-1 ((20)) 2. (Concurrent with RZ/FDP 2007-MA-017.) **MASON DISTRICT. APPROVAL RECOMMENDED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, MAY 29, 2008**

Posted: 5/28/08
Revised: 5/29/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 28, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

PCA C-052-07 - CESC SKYLINE LLC (Mason District) - **P/H to 6/11/08**
FDPA C-052-13 - CESC SKYLINE LLC (Mason District) - **P/H to 6/11/08**

SEA 94-P-040 - RP MRP TYSONS, LLC - **P/H to 7/24/08**

FEATURES SHOWN: CONCUR

FS-D08-18 - FiberTower, I-495 and Balls Hill Road (Deadline 6/02/08)
FS-D08-20 - T-Mobile, 1927 Pimmit Drive (Deadline 6/23/08)

RZ 2007-MA-017 - AMERIKOR PROPERTIES, LLC **APPROVAL RECOMMENDED**

FDP 2007-MA-017 - AMERIKOR PROPERTIES, LLC **APPROVED**

SE 2007-MA-032 - AMERIKOR PROPERTIES, LLC (Staff: Tracy Strunk) **APPROVAL REC**

- | | |
|---|--|
| 1. Jason Sager
7058 Columbia Pike
Annandale, VA 22005 | 3. Gregory McGillicuddy, Chair
Annandale Revitalization Committee
801 N. Jefferson Street
Arlington, VA 22205 |
| 2. Malcolm Searle
John Weber League of Bowlers
7412 Spring Village Drive
Springfield, VA 22150 | 4. Casey Cross
3511 Gallows Road
Falls Church, VA 22042 |

PCA C-597-04 - JBG/TYCON 3, LLC & JBG/TYCON 2, LLC (Providence District) **D/O TO 6/11/08**
SE 2007-PR-014 - JBG/TYCON 3, LLC C/O KENNETH F. FINKELSTEIN (Staff: Peter Braham) “

NO SPEAKERS

Posted: 3/31/08
Revised: 4/29/08

FAIRFAX COUNTY PLANNING COMMISSION

****MEETING CANCELLED****

Thursday, May 29, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2008-SU-001 (Sully)	JAI Hotels, LLC 14530 Lee Road (for a hotel)	S. Battista	P/H to 5/28/08
PCA C-052-7 FDPA C-052-13 (Mason)	CESC SKYLINE LLC (sw corner intersection of Leesburg Pike & George Mason Dr. for mixed use Development to permit bldg addition & Site modifications)	T. Strunk	P/H to 5/28/08